

TRUSTEES' SALE

By virtue of the appointment of Edwin F. Nikirk II and George W. Knight, Jr. as Trustees for the purpose of sale, and the power of sale granted by a Decree of the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, in a proceeding known as Kitty Sue Fawley vs. Ronald Eugene Fawley, No. 31,606 Equity, dated July 9, 1982, the Trustees will offer for sale at the Frederick County Court House door on

THURSDAY, AUGUST 26, 1982

AT 11:00 A.M.

all the herein described real estate, together with improvements thereon, known as Nov. 3535 Petersville Road, situate, lying and being in Petersville Election District, Frederick County, State of Maryland, at Rosemont near the town of Brunswick, and more particularly described as follows:

"Beginning for the same at a fence post on the south-east corner of Lot #5, Plat of Rosemont as found recorded in Plat Book STH #1 Page 95, and running thence so as to include the lot in a continuance outline (1) North 42° 40' East 200.77 feet, thence with the southside of a twenty-two (22') foot road as shown on a plat of Re-subdivision of Lot #6 of Rosemont as found in Plat Book STH #2 Page 2, (2) North 42° 20' West 1340.99 feet to a point in Maryland Avenue, thence with said street (3) South 32° 51' West 20.19 feet, thence in two new lines of division as now established (4) South 42° 20' East 1009.89 feet to a point, thence (5) South 42° 40' West 180.69 feet to intersect the south line of Lot #5 and running thence with it (6) South 42° 20' East 300.00 feet to the place of beginning. Containing 1.841 Acres of land, more or less."

BEING all and the same real estate which was conveyed unto Ronald Eugene Fawley and Kitty Sue Fawley, his wife, by John R. Fawley, Jr. and Beatrice E. Fawley, his wife, by deed dated the 19th day of November, 1978, and recorded in Liber 1070 Page 915, one of the Land Records of Frederick County, Maryland.

IMPROVEMENTS: The improvements on the property consist of a one-story Foremost modular home containing 1680 square feet of living area and being approximately three (3) years old. The exterior walls are brick and there is a gable asphalt shingle roof with aluminum gutters and downspouts. The windows are thermopane with aluminum screens. The dwelling is divided into an entrance foyer, living room, three (3) bedrooms, kitchen, dining room, and family room. There is a full basement with a concrete floor and concrete block foundation walls. Attached to the dwelling are a 12'x12' mud room and a 24'x24' double garage.

The Trustees reserve the right to reject any and all bids.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price will be required by the purchaser or purchasers on the date of sale and the balance of said purchase price to be paid within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland. All State and County real estate taxes and other public charges will be adjusted to date of settlement. All costs of conveyancing, including deed, documentary and transfer taxes are to be at the expense of the purchaser or purchasers.

EDWIN F. NIKIRK II
110 North Court Street
Frederick, Maryland 21701
662-1781

GEORGE W. KNIGHT, JR.
120 West Washington Street
Hagerstown, Maryland 21740
797-3066

JAMES G. TROUT, Auctioneer
15 North Court Street
Frederick, Maryland
663-1555

ACKNOWLEDGEMENT OF PURCHASE

I do hereby acknowledge that

I have purchased the real

estate described in the advertisement

attached hereto at and for the sum of

Sixty thousand One Hundred
Dollars (\$60,100.00),

the sum of ~~60,100~~ Six Thousand-Ten
Dollars (\$6010⁰⁰/100) having been

paid this date and the balance of

Fifty Four Thousand-Ninety
Dollars (\$54090.⁰⁰/100) being due

and payable at the time of final

settlement and I do further

covenant and agree that I will

comply with the terms of sale as ex-

pressed in the advertisement attached

hereto.

WITNESS my hand(s) and Seal(s)

this 26th day of August, 1982.

[Signature] (SEAL)

Cheryl Branchall (SEAL)

Purchaser(s)

WITNESS:

Edwin F. Nikirk II

EXHIBIT NO. 2

Filed Aug. 31, 1982